CITY OF TORONTO
PLANNING AND DEVELOPMENT DEPARTMENT

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420/34082
CC&W/Wft.
August 13, 1984

To: Land Use Committee.

Subject: Report on Development Review Application No. 34082 for a hotel and residential condominium development on John Quay in Harbourfront.

Origin: Commissioner of Planning and Development, upon application by The Whaler's Group and Harbourfront Corporation. (c71luc84415:43)

Comments:

Background:

This development proposal is for a site on John Quay, south of Queens Quay, in the area which is covered by the John Quay Sub-Area Plan - Part A. This plan has not yet been approved by Council, and will be reported on by this Department at the September 5, 1984 meeting of the Land Use Committee.

In order to expedite this proposal it is suggested that this Committee request the City Solicitor to prepare the development review agreement now, but that the Land Use Committee give its final approval to this application on September 5, 1984 when it considers the John Quay Sub-Area Plan - Part A.

This procedure was suggested and approved by the Harbourfront Review Committee at its meeting of August 9, 1984 when the Committee considered and approved, with some requested modifications, the John Quay Sub-Area Plan - Part A. (See Appendix B).

The Site:

The proposed hotel/condominium development will be south of Queens Quay, on John Quay (see Maps 1 and 2). Currently the land is used as a parking lot and the site of part of the Antique Market on summer Sundays. To the south is the Metro Police Basin, to the east is the existing Pier 4 development, and to the west is the present Metro Works Yard which will, in the future, be a park. The site area is 4 648 square metres (50,040 square feet).

The Proposal:

The proposal is for a 156-room hotel, a 62-unit residential condominium, and 1 862 square metres (20,035 square feet) of

retail on the site shown on Map 2. Access will be by a loop road around the site connecting at both the north-east and north-west corners to the realigned Queens Quay West. The hotel extends to a height of eight storeys, and the condominiums to nine storeys, with retail uses located at grade. The hotel and condominiums are connected by a four-storey podium section that is mainly occupied by hotel functions. On the podium deck is a recreation area with a swimming pool which is intended for the use of hotel guests and condominium owners. Parking is provided in a three-level garage entirely below grade. This parking garage will accommodate 390 cars while only 167 cars are required by the Zoning By-law. The additional 223 spaces will help to satisfy the large demand for recreational parking in Harbourfront.

Discussion:

The development is generally well thought out; it provides a public ground floor level; and it provides a lot of recreational parking that is badly needed in Harbourfront.

However, there were certain matters which had to be resolved. These are:

1. The Walkways:

John Quay is the only location within Harbourfront in which the Water's Edge Promenade will not be continuous. The promenade will end at either side of the Marine Basin. In order to ensure that there will be continuous public access around the Marine Basin the City should secure, through Development Review (as well as through the Water's Edge Promenade agreement that is under preparation and the sub-area plan) a walkway along the east and north side of the Marine Basin. A public walkway is therefore required in this development along the north side of the Marine Basin, along the southern sidewalk of the private roadway as shown on Map 2.

2. Mountable Curb at the Marine Basin:

A rolled curb is shown on the landscaping plan adjacent to the southern sidewalk of the private road. This was to permit police cars to cross the sidewalk and park immediately adjacent to the water opposite the hotel and between pedestrians and the Marine Basin. This is not the desired location for police parking (as will be addressed in the sub-area plan) and therefore it is inappropriate to approve a rolled curb in this area. The plans have, therefore, been amended accordingly.

3. Variance for height:

The west section of the development will be 1 metre above the height limit. There does not appear to be any reason to oppose the granting of a variance to exceed the height limit of 25 metres by such a small amount. The developers have already made an application to the Committee of Adjustment for such a variance.

4. Variance for recreation space:

This development meets both the minimum amount of personal recreation space and shared recreation space required. However, the development is short of the total recreation space requirement by 182 square metres (1,959 square feet). However, the residents of the condominiums will have use of the landscaped deck and swimming pool that is attached to the hotel (as well as the condominiums) at all times that it is open to hotel guests (See Map 8). This recreational deck, which cannot be counted as recreational space for the purposes of the by-law requirement because it is not for the exlcusive use of the condominium residents, has an area of 1 018.9 square metres (10,968 square feet). Because the residents will have shared use of a considerably larger private recreational area than the amount of additional recreational space required by the Zoning By-law, the developer's application for a variance to the recreation space requirements should be supported.

5. The John Street Crossing Gatehouse:

The former John Street Crossing Gatehouse, originally located at the John Street railway crossing near Wellington Street West, was moved to this site by the Canadian Railway Historical Association in 1978 where it is on loan to Harbourfront and used as the parking attendant's kiosk. This building is included on List No. 1 of the City's Inventory of Buildings of Architectural and Historical Interest.

Harbourfront have given the Canadian Railway Historical Association one month to remove the structure from the site by August 31. This is a very short time in which to find a new home for the gatehouse. Harbourfront has since written us that if it is necessary they will move and store the building within Harbourfront for at least 9 months.

6. Loading Spaces:

The loading spaces have been redesigned to try to meet Public Works' concern that trucks should not back out into the street at the entrance to a large parking garage in the immediate vicinity

of a taxi rank. Further revised plans have been requested by the Commissioner of Public Works for his approval.

7. Parking Spaces:

This development provides a large number of recreational parking spaces which are needed on John Quay. The City should secure at least 200 parking spaces beyond those required by the Zoning By-law through this development agreement. Of these spaces three should be for the exclusive use of the disabled. It should be noted that this site is presently a parking lot.

Official Plan, Sub-Area Plans and Zoning:

This development conforms to the Harbourfront Official Plan and to the Harbourfront Zoning By-law except that it requires two minor variances, one for height and the other for recreation space, as discussed in this report.

However, the Master Agreement between the City and Harbourfront Corporation requires that all development must be in conformity with an approved sub-area plan. As mentioned earlier, the John Quay Sub-Area Plan Part A will be reported on at the Land Use Committee meeting of September 5, 1984. It will then go to the Council meeting of September 17, 1984.

Therefore, this report makes the recommendation for approval of this development review conditional on both Land Use Committee and Council approval of the John Quay Sub-Area Plan - Part A. If, as proposed, the development agreement is prepared prior to the Council meeting and this report is adopted, and providing the title of the land is not encumbered to the extent which would prevent execution, the agreement can be executed after the meeting.

Recommendations:

1. That the following recommendation be approved at the Land Use Committee meeting of September 5, 1984, subject to approval of the John Quay Sub-Area Plan - Part A:

a) That, subject to Council's approval of the John Quay Sub-Area Plan - Part A, and Committee of Adjustment variances being granted to permit the development to exceed the height limit by approximately 1 metre, and the recreation space to be deficient by approximately 182 square metres, your Committee recommend that City Council approve the plans and drawings submitted with this application, namely sheets Nos. 2-24 inclusive, for the John Quay South Condominiums and Hotel, prepared by Littlewood Hesse Architects, and date stamped

June 19, 1984, by the Commissioner of Planning and Development, including revisions and sheet No. 1 Ground Level, for the same development, prepared by Littlewood Hesse Architects, and date stamped August 13, 1984, and the Landscape Plan for the John Quay South Condominium and Hotel, prepared by Cravit Ortved Architects dated June 1984, as revised, all as on file with the Commissioner of Planning and Development, and that as a condition of such approval, require the owner to enter into a Section 40 agreement requiring that:

i) the proposed development including the landscaping of the site shall be undertaken and maintained substantially in accordance with the drawings referred to above;

ii) the owner shall provide and maintain within the development a walkway as shown on the landscape plan prepared by Cravit Ortved in June 1984 and date stamped August 2, 1984 by the Commissioner of Planning and Development, as revised, and that such walkway shall be:

1. open to the public at all times;

2. illuminated to a minimum average intensity of 10 lux on the walkway surface, and

3. maintained clear of snow and ice at all times.

iii) a residential garbage storage room at least 20 square metres in size within the project be provided and maintained, and a compactor unit in the garbage room be installed and maintained.

iv) all outside areas over which garbage containers are to be wheeled or placed out for collection be paved with concrete or similarly smooth, hard surfaced materials, such areas to be constructed with a slope not exceeding 2%.

v) a garbage storage area at least 0.67 cubic metres in size be provided and maintained within each retail store established.

vi) the Type A loading space be relocated so that the inside turning radius between the Type A space

and the "3 point turning recess" is at least 10 metres.

vii) revised plans be submitted for the review of the Commissioner of Public Works in respect of Recommendation No. (vi), above.

viii) the owner shall provide and maintain a minimum of 200 parking spaces in addition to those required by the Zoning By-law.

ix) at least 3 parking spaces shall be located as shown on sheet #12 referred to above, and shall be clearly designated for the exclusive use of disabled persons by means of the International Wheelchair Symbol.

b) The applicant be requested to obtain revised municipal numbering from the Department of Public Works, prior to making a formal application for a building permit.

2. That in order to expedite the approval process, the City Solicitor be requested to prepare a draft agreement to give effect to Recommendation 1(a) prior to the September 17, 1984 meeting of City Council.

3. That the Committee of Adjustment be informed that the Land Use Committee has no objection to the granting of minor variances from the Harbourfront Zoning By-law No. 569-80, as amended for this project to:

a) permit the height limit to be exceeded by approximately 1 metre; and

b) permit the development with 182 square metres of recreation space less than the requirement.

Stephen G. McLaughlin
Commissioner

MN:jd

APPENDIX A

Reports of Civic Officials

Director of Parks Department

(July 10, 1984)

"In reply to your letter dated June 27, 1984, I advise this application is for a mixed use building. There are six existing City-owned trees involved in this project.

The requirements concerning City-owned trees are:

- City-owned trees must not be removed.
- there must be no excavation within eight feet (2.4 m) of the bases of the trees.
- It is desirable that only paving which allows for the penetration of air and water within eight feet (2.4 m) of the bases of the trees be installed; four feet (1.2 m) is cosnidered minimal unless exceptional circumstances dictate otherwise. Open or sand joints are acceptable when combined with such materials as granite setts, brick or tile pavers when laid on a sand base.
- There must be no pruning of the crowns of the trees. All requests for pruning must be sumitted to the Forestry Section of the Parks Division. This Section must be notified at least 24 hours prior to any construction in the vicinity of the trees. The telephone number is 947-7281.

A detailed landscape plan is requested showing species, sizes and quantities of all landscape material."

Parks and Recreation

"In reply to the letter dated August 1, 1984, from Helen Psathas of Harbourfront concerning the above, I advise the reuqested landscape plan is satisfactory to my Department."

Department of Public Works

(July 25, 1984)

"I am withholding my comments respecting the above noted Development Review Application because I understand that the project architects in conjunction with a garbage collection consultant are reviewing the loading facilities for the project. When the project architects advise me of the results of their review, I will forward my comments to you."

Commissioner of Public Works

(August 13, 1984)

Comments:

"The proposal is to construct a mixed-use building containing 10 370 square metres of hotel space, 1 862 square metres of retail space and 62 condominium dwelling units on the above noted site, located on the south side of Queens Quay West, east of Rees Street. About 390 parking spaces, including some 223 recreational parking spaces, are proposed in an underground garage on the site with access from a private road that loops around the proposed building.

Refuse Handling, Storage and Disposal

The residential condominium must be serviced by the compactor container method of garbage handling and disposal. This will require enlargement of the proposed residential garbage room to a minimum of 20 square metres in area and the provision and maintenance of a compactor unit in the garbage room as set out in Recommendation No. 1 (a), below.

The location of the modified Type B loading space, beside the private road on the south side of the proposed hotel, is satisfactory. Areas over which garbage containers are to be wheeled or placed out for collection should be constructed as set out in Recommendation No. 1 (b), below.

The City will provide the retail portion of the project with regular curbside garbage collection service in accordance with the provisions of By-law No. 20298. The applicant should be required to provide and maintain garbage storage areas as set out in Recommendation No. 1 (c), below.

I understand that the the hotel will receive private garbage collection service, using the Type A loading space to be provided in the loading area within the building. This is satisfactory, subject to the improvements necessary to provide adequate access to the loading spaces, as set out more particularly under the heading "Streets, Parking and Access", below.

Streets, Parking and Access

The site abuts Queens Quay West which is under the City's jurisdiction.

The layout of spaces and the circulation system within the proposed underground parking garage are satisfactory.

The applicant has revised the loading area within the building (as shown on the attached revised ground floor plan dated August 13, 1984) in order to permit trucks to enter and exit the building in a forward motion. This revised loading area layout is acceptable, subject to further modifications as described more particularly in Recommendation No. 1 (d), below.

Recommendations:

I recommend that:

1. The applicant be required, as a condition of approval of plans and drawings for the project, to:

   (a) Provide and maintain a residential garbage storage room at least 20 square metres in size within the project and install and maintain a compactor unit in the garbage room;

   (b) Pave with concrete or similarly smooth, hard surfaced materials, all outside areas over which garbage containers are to be wheeled or placed out for collection and construct such areas with a slope not exceeding 2%;

   (c) Provide and maintain a garbage storage area at least 0.67 cubic metres in size within each retail store established;

(d) Relocate the Type A loading space so that the inside turning radius between the Type A space and the "3 point turning recess" is at least 10 m;

(e) Submit revised plans for the review and approval of the Commissioner of Public Works in respect of Recommendation No. 1 (d), above; and

2. The applicant be requested to obtain revised municipal numbering from the Department of Public Works, prior to making a formal application for a building permit.

Commission of Buidings and Inspections

(August 2, 1984)

"Comments:

Zoning

Proposed Use: Build mixed use building consisting of retail stores, hotel and dwelling unit building, with parking in the basement thereof

Map No.: 50G-312

Other Restrictive By-laws: Harbourfront By-law 569-80 as amended

Plans: Prepared by Alan Littlewood Architects and received by the Commissioner of Planning and Development on June 19, 1984

SUBMITTED DATA AND INFORMATION INDICATE THAT THE PROPOSAL DOES NOT COMPLY WITH THE ZONING BY-LAW IN THE FOLLOWING WAY:

1. Recreation space is deficient of the minimum required by approximately 182 square metres (Section 18(1)).

2. Personal recreation space for dwelling unit Type 2A is deficient of the minimum required 9 square metres (Section 18(2)).

3. The recreation space has not been designed so as to be provided exclusively for the use of the residents of the building (Section 20(1)(n)).

4. Parking spaces must comply with Section 20(1)(w) re: length, width and unobstructed driveways.

5. Visitors' parking must be indicated on the plans (Section 27(2)).

6. The Type B modified loading space must comply with Section 20(2)(c)).

7. The height of the building exceeds the maximum permitted 25.0 metres (Section 35(1)).

8. City of Toronto Public Works Department approval will be required with respect to the creation of a private road, curb cuts, etc.

Building Code

The issuance of the building permit(s) will be conditional upon the proposal's full compliance with all relevant provisions and requirements of the Ontario Building Code.

Recommendations

That the plans not be referred to City Council until such time that the above Zoning contraventions have been rectified."

Reports of Interested Parties

Toronto Historical Board

(July 16, 1984)

"Drawings for John Quay South Condominiums and Hotel, dated June 1984, and forwarded on June 28th, 1984 to the Toronto Historical Board in connection with Application No. 420-34082 for Development Review indicate that there will be additions and/or alterations affecting the building which is included on the City's Inventory of Buildings of Architectural and Historical Importance, as part of List No. 1, adopted by City Council on June 20th, 1973.

The former John Street Crossing Gatehouse (originally located at the John Street Railway Crossing near Wellington Street West) was moved by the Canadian Railway Historrical Association, Toronto & York Division, to this site in 1978 and since then has been on loan to Harbourfront and used as the parking attendant's kiosk. This building must be suitably maintained and preserved and accommodated in an acceptable way. Possibly, it might be relocated if an appropriate use and location can be determined, but only in consultation with representatives of the Canadian Railway Historical Association and with the approval of the Toronto Historical Board."

APPENDIX B

Copy of letter to Ald. Jakobek from Ald. M. Gee, Chairman, Harbourfront Review Committee, dated August 14, 1984.

Dear Ald. Jakobek:

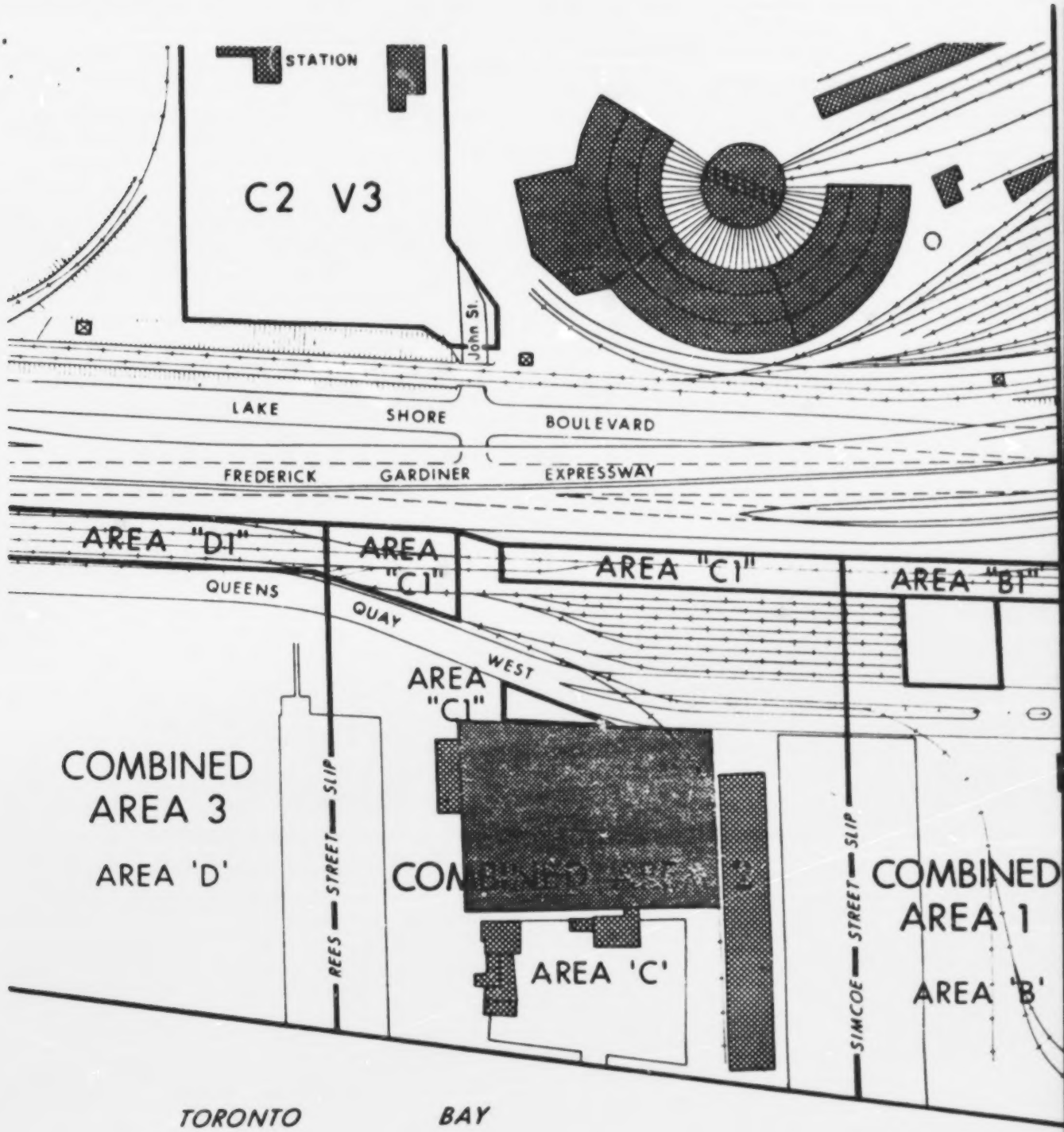
At the Harbourfront Review Committee meeting of August 9, 1984 the Committee considered two sub-area plans for John Quay.

The Committee endorsed the John Quay Sub-Area Plan-Part A on the condition that every effort be made to move the parking for the Metro Police from the north side of the marine basin to the west side of the marine basin, and that the changes that have already been agreed to by Harbourfront (such as to calculations of open space) are made. In order to expedite the approvals required for the Admiral Hotel and condominium complex, the Committee suggests that the development review proceed to Land Use Committee prior to the report on the John Quay Sub-Area Plan - Part A in order that the City Solicitor can be requested to prepare the development agreement. Approval of the development review by Council should be delayed until Council has the plan before it.

The John Quay Sub-Area Plan - Part B was also approved by this Committee contingent on adequate attention being given to all aspects of pollution - noise, contaminants, etc., and that all the parking required by the Zoning By-law be provided on the site.

Yours truly,

Michael Gee
Chairman
Harbourfront Review Committee



PLANNING DISTRICT : HARBOUR WEST
ZONING MAP SHEET : 50G-312
WARD : 6
O P DESIGNATION : MIXED USE AREA 'C' HARBOURFRONT PART II

RESIDENTIAL
COMMERCIAL
INDUSTRIAL
SITE

M.N.
A.T.

NORTH PORTION OF 259 QUEENS QUAY WEST PRESENT ZONING AND LAND USE

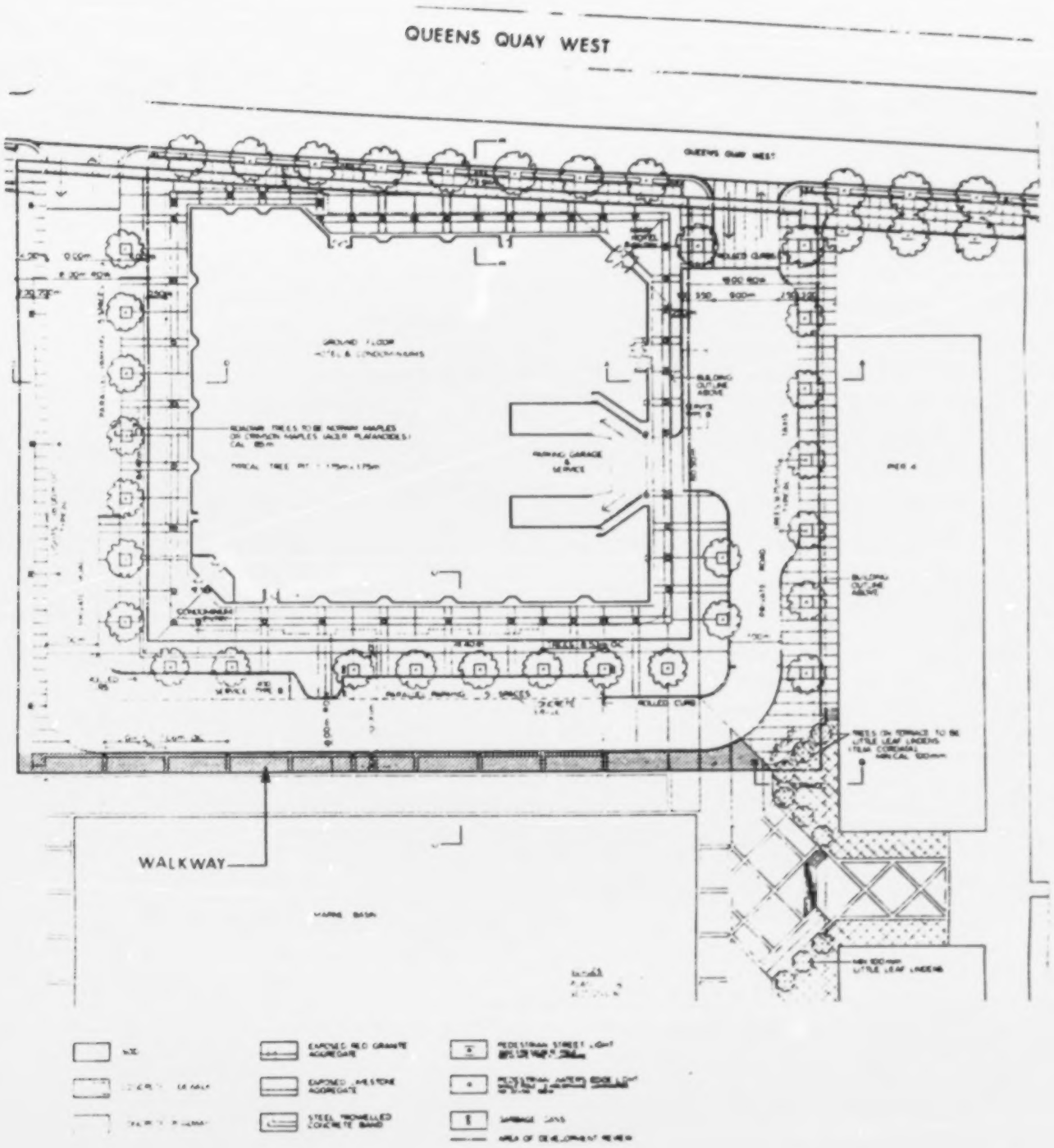
1

APPLICATION No 34082
ASSIGNMENT No 420/34082
DRAWN BY: F. L.

SCALE: 1:2400

JULY 1984

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G McLAUGHLIN, COMMISSIONER
ZONING AND OFFICIAL PLAN DIVISION



SITE PLAN DETAILS

APPLICANT'S PROPOSAL

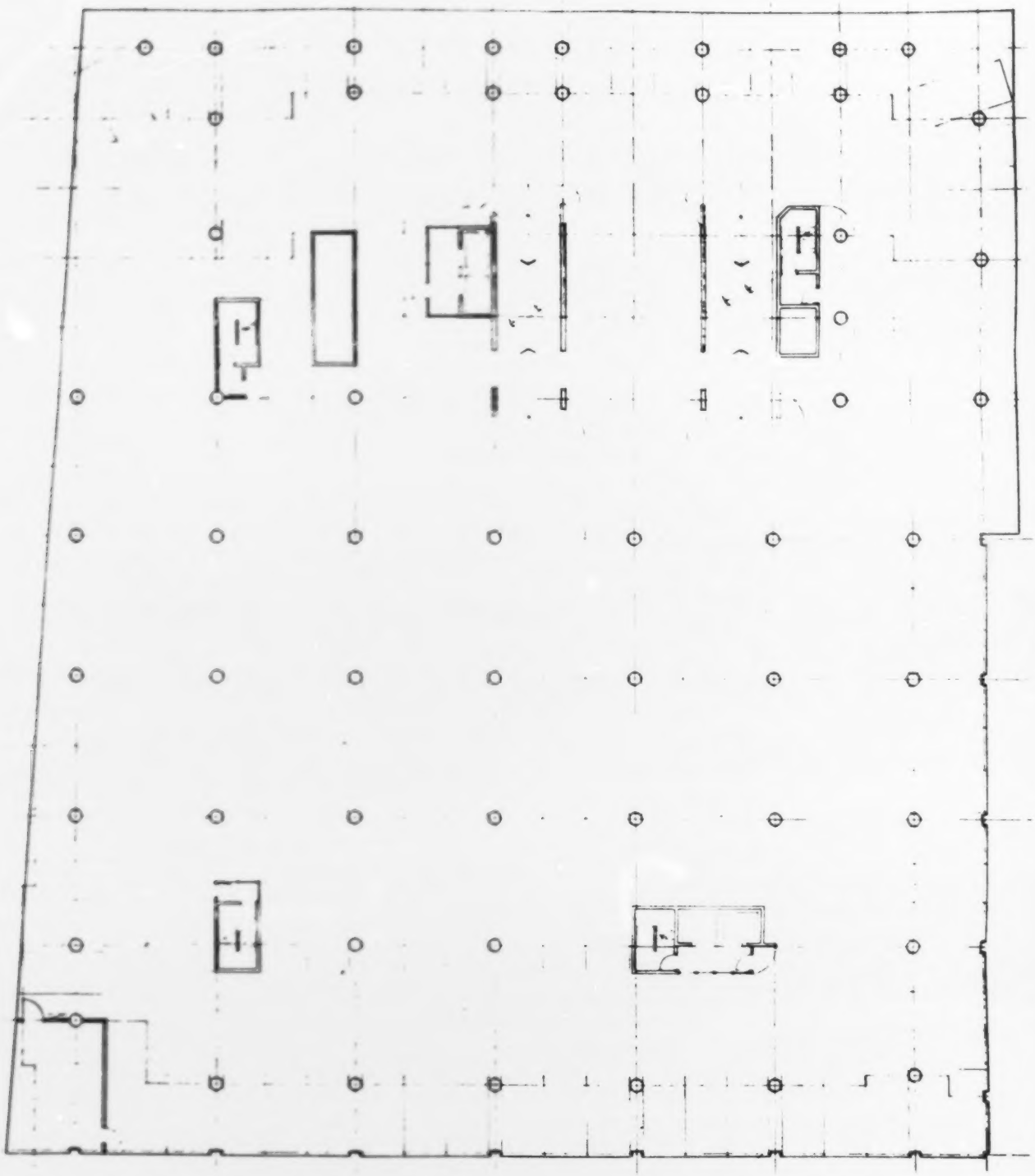
2

APPLICATION No. 34082

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER

(REDUCED DRWG.)

AUG 1984



UNDERGROUND PARKING LEVEL

APPLICANT'S PROPOSAL

APPLICATION No. 34082

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER

ZONING AND OFFICIAL PLAN DIVISION

(REDUCED DRWG.)

JULY 1984

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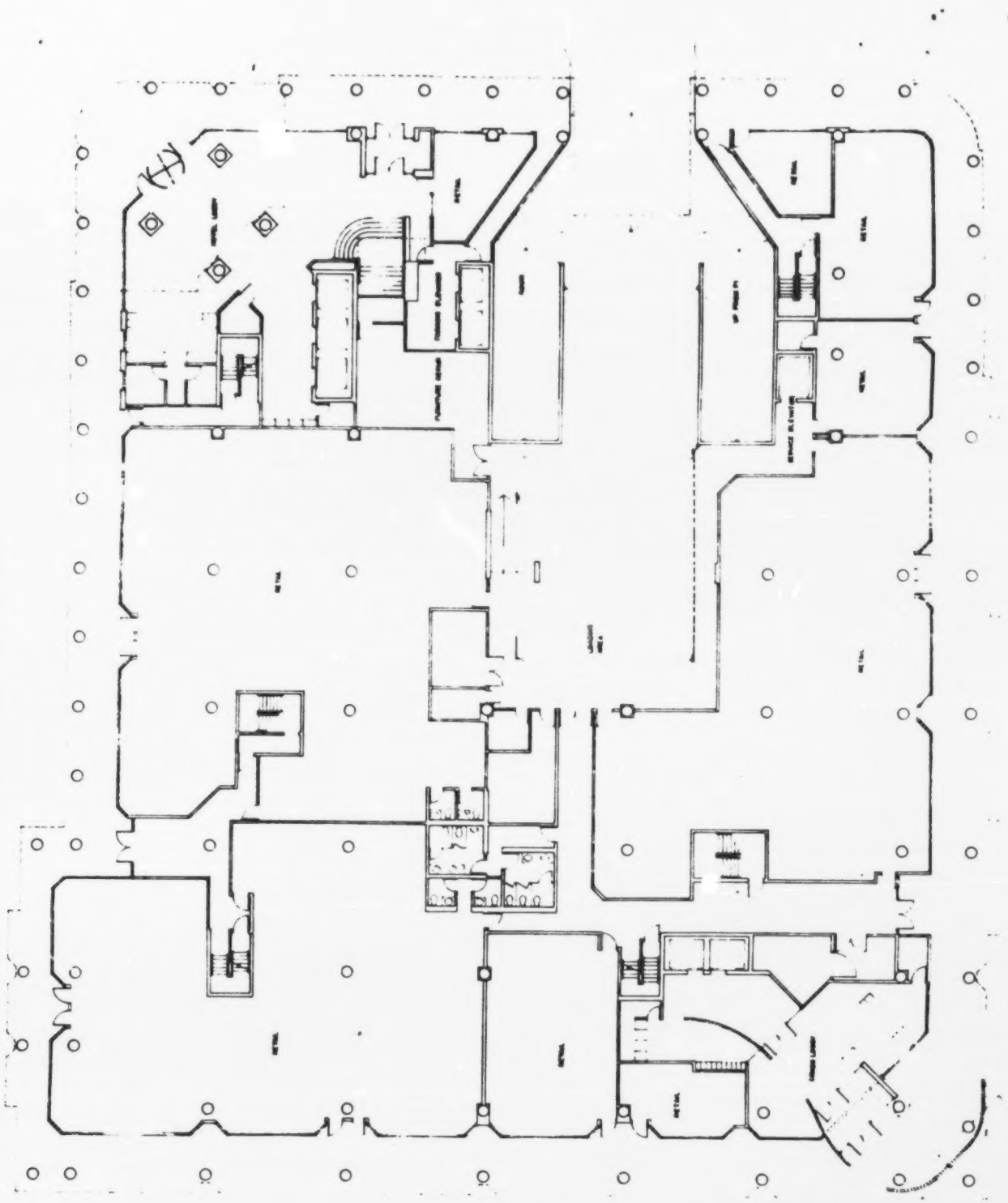

FIRST FLOOR PLAN

APPLICANT'S PROPOSAL

APPLICATION No. 34082

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER

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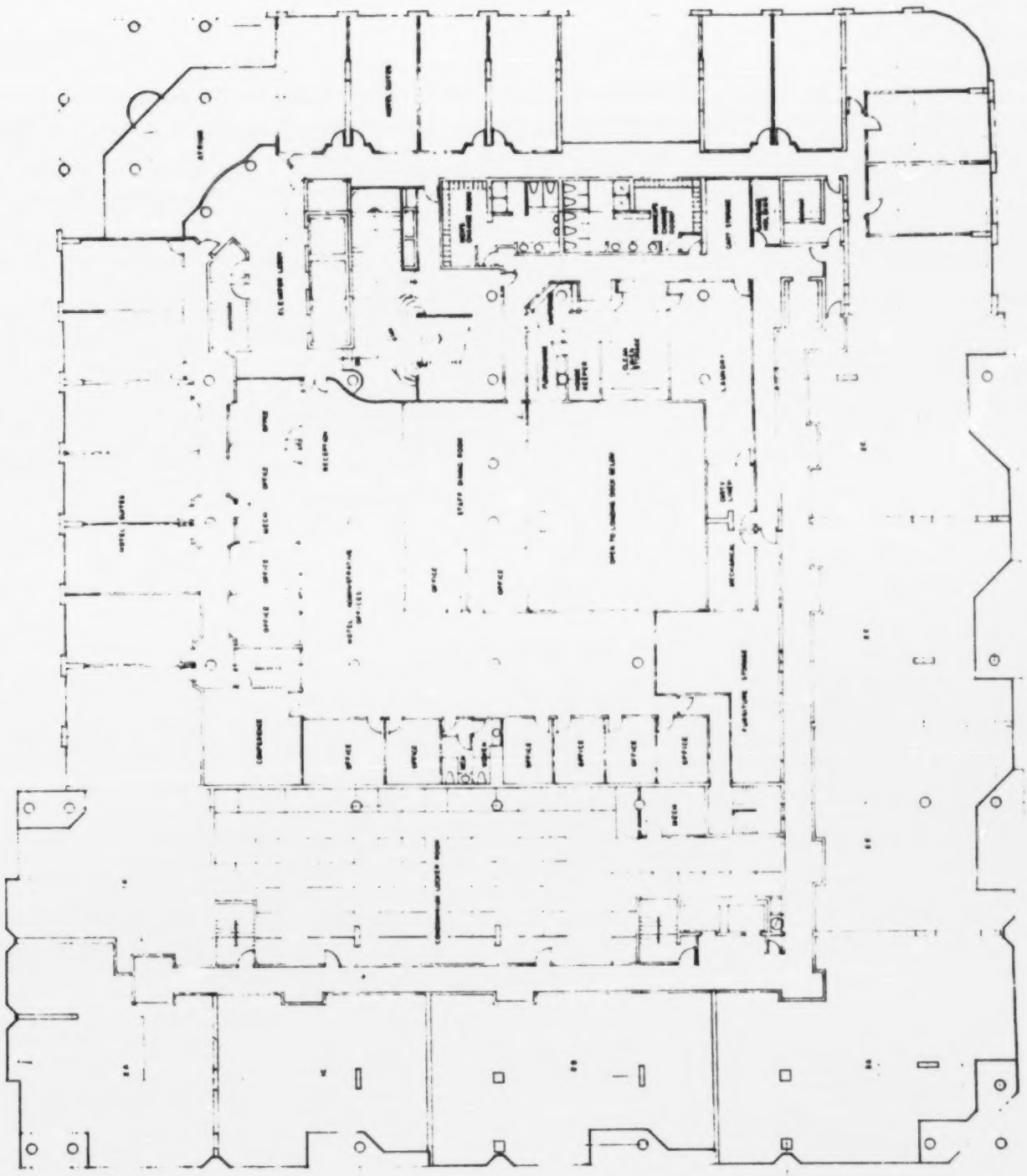
(REDUCED DRWG.)



SECOND FLOOR PLAN

APPLICANT'S PROPOSAL

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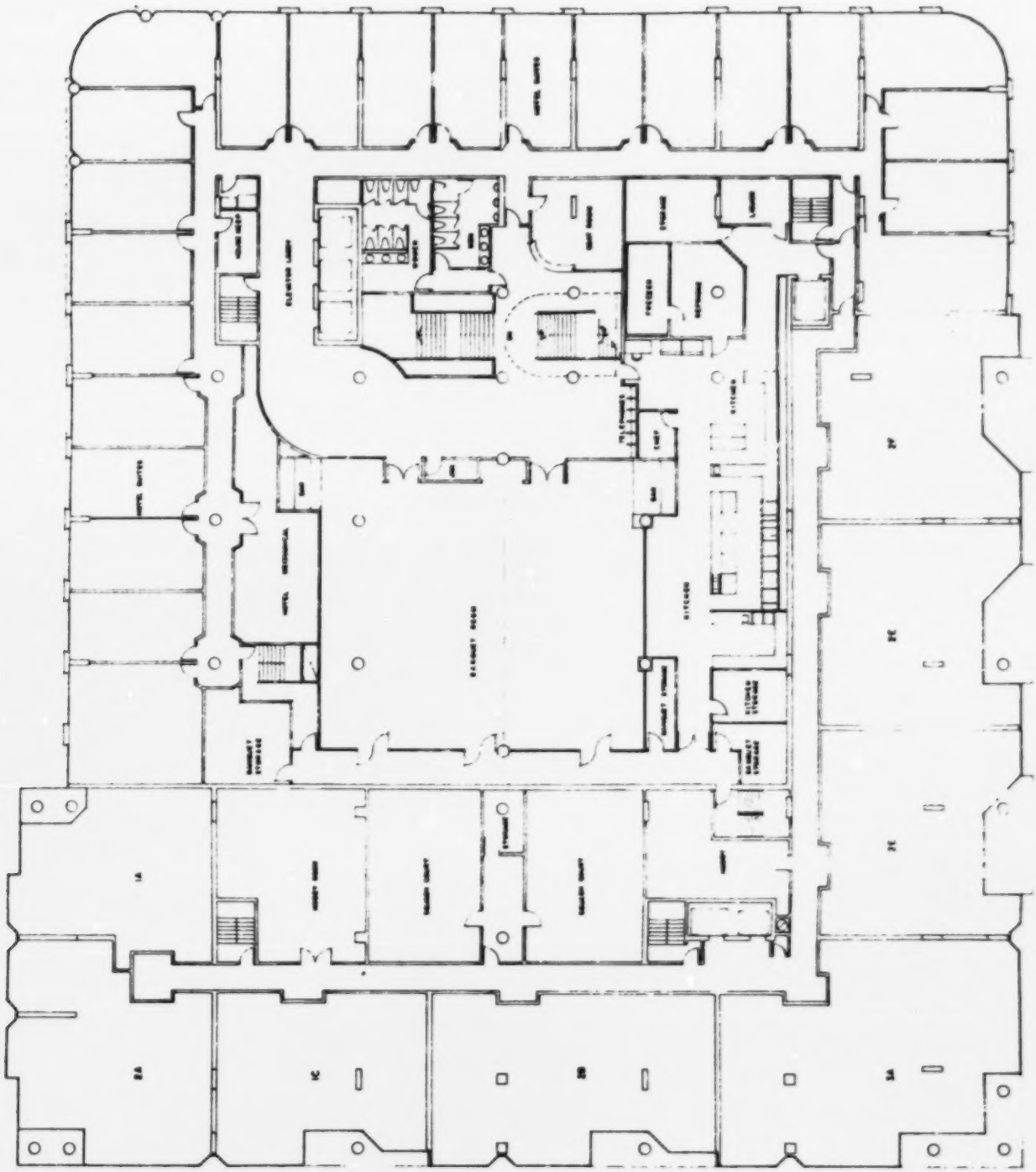
APPLICATION No. 34082

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER

(REDUCED DRWG.)

ZONING AND OFFICIAL PLAN DIVISION

JULY 1984



THIRD FLOOR PLAN

APPLICANT'S PROPOSAL

APPLICATION No. 34082

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER

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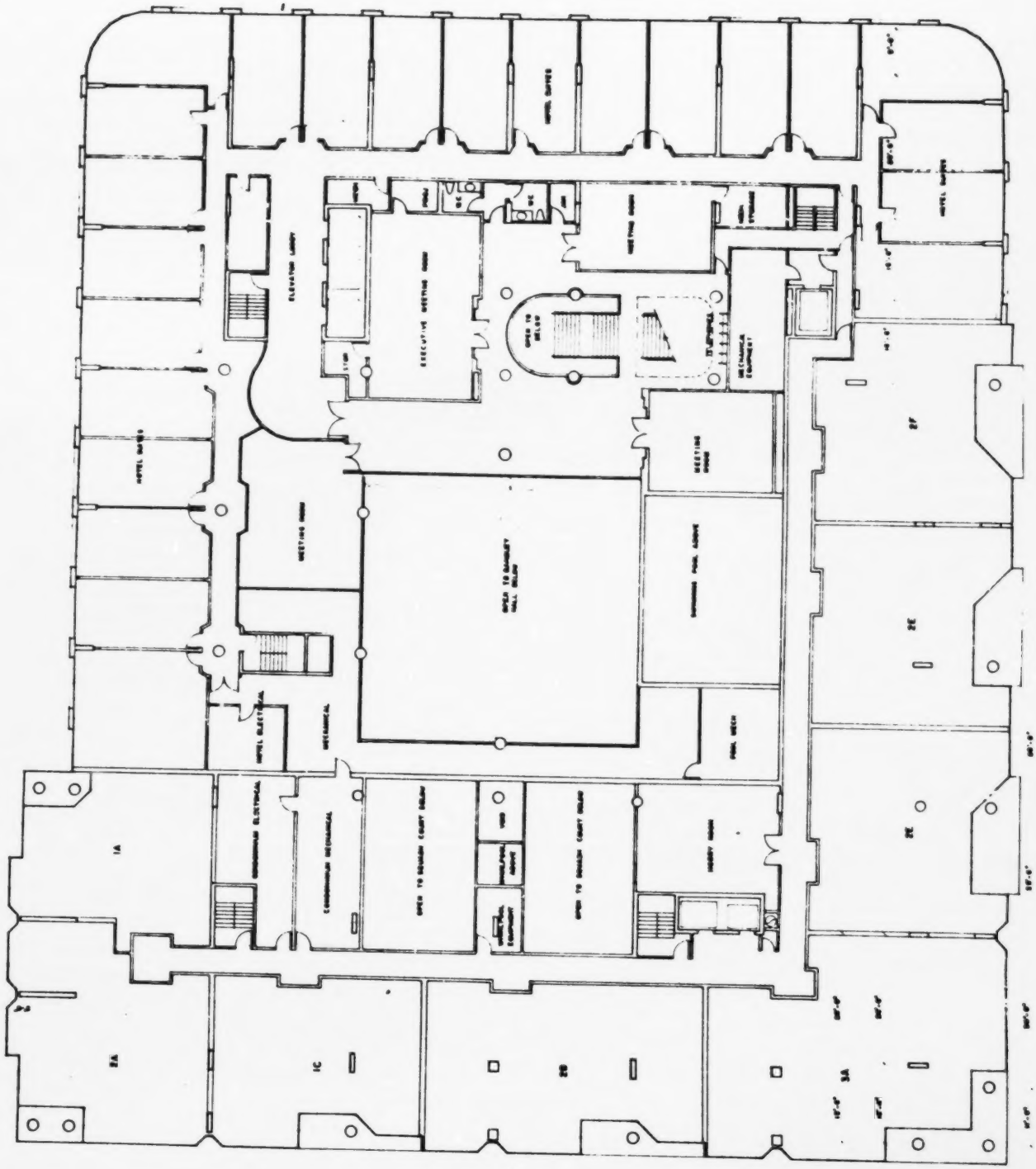


FOURTH FLOOR PLAN

APPLICANT'S PROPOSAL

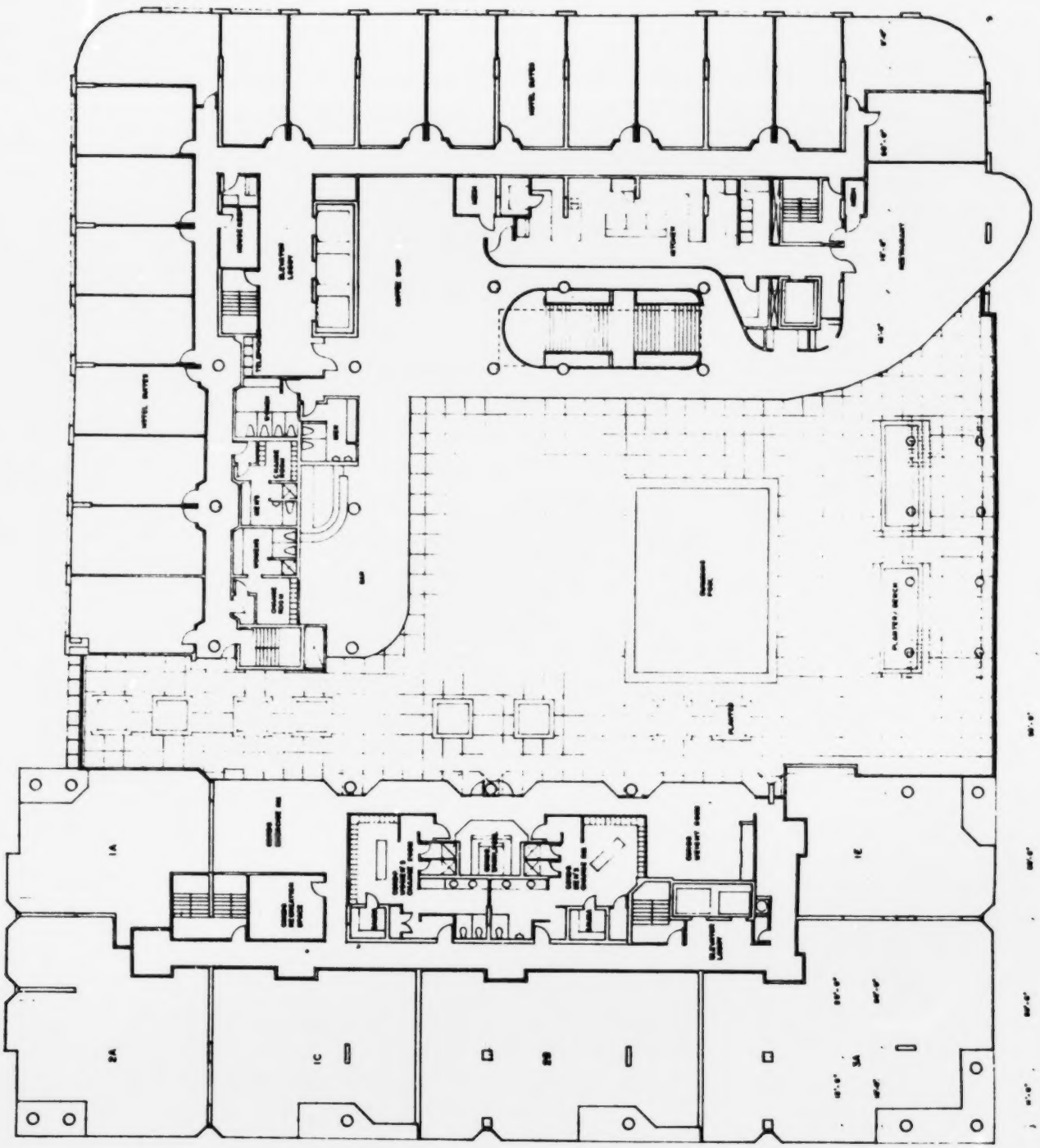
APPLICATION No. 34082

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER

(REDUCED DRWG.)

ZONING AND OFFICIAL PLAN DIVISION

JULY 1984



FIFTH FLOOR PLAN

APPLICANT'S PROPOSAL

APPLICATION No. 34082

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G McLAUGHLIN, COMMISSIONER

(REDUCED DRWG.)

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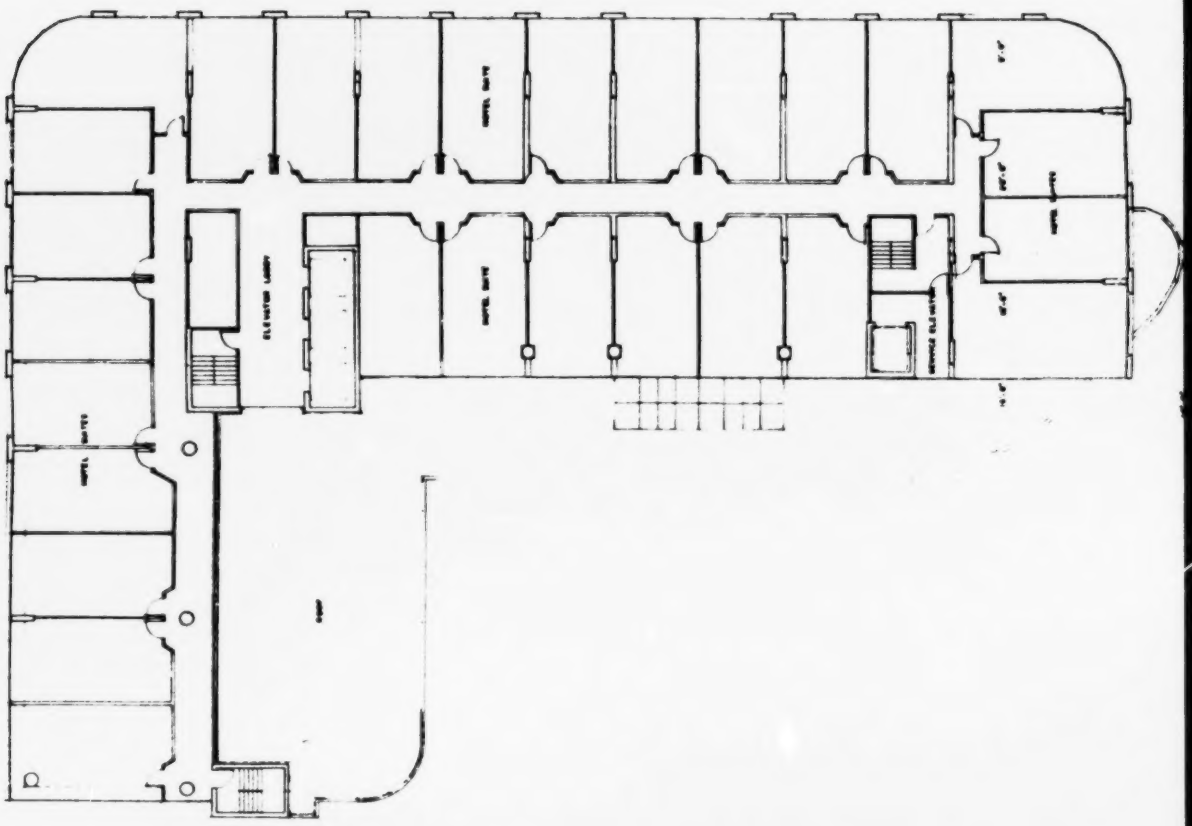

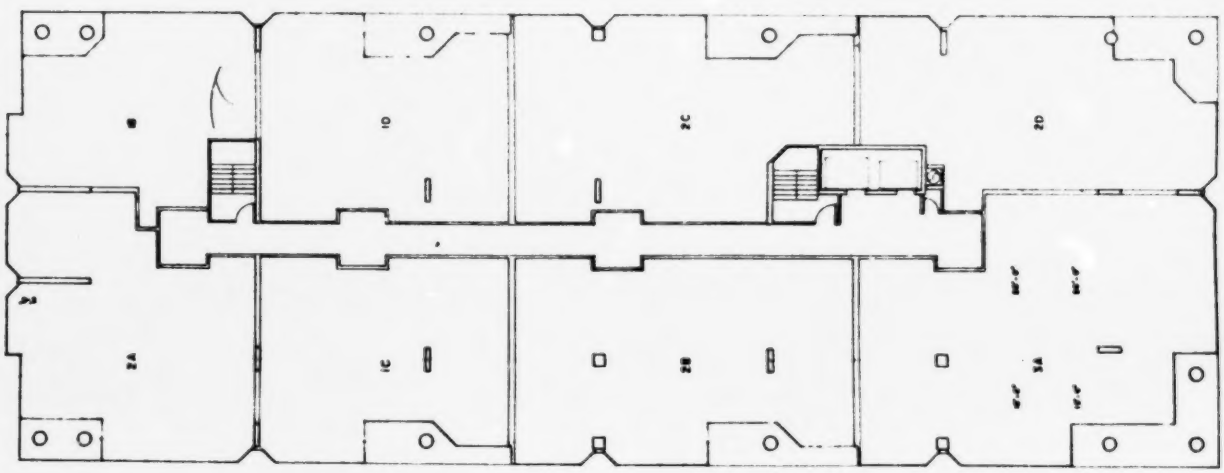

SIXTH FLOOR PLAN

APPLICANT'S PROPOSAL

APPLICATION No. 34082

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER

(REDUCED DRWG.)

ZONING AND OFFICIAL PLAN DIVISION

JULY 1984

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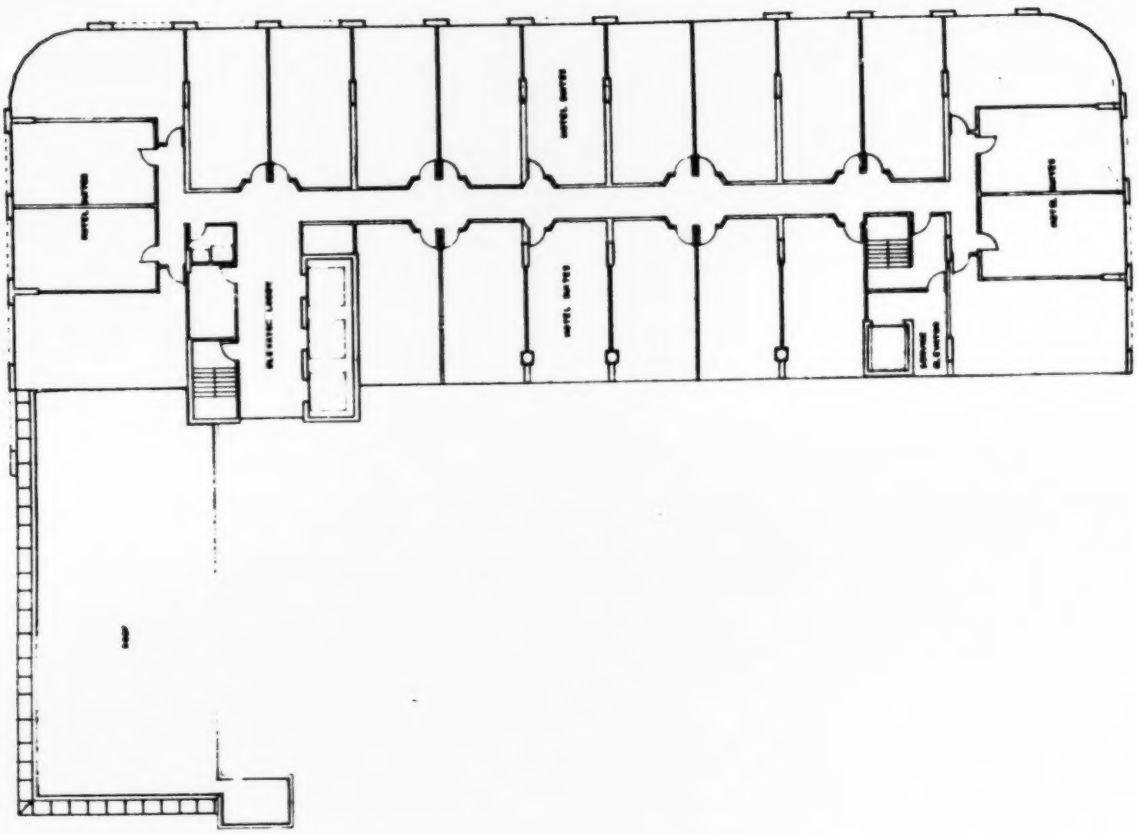

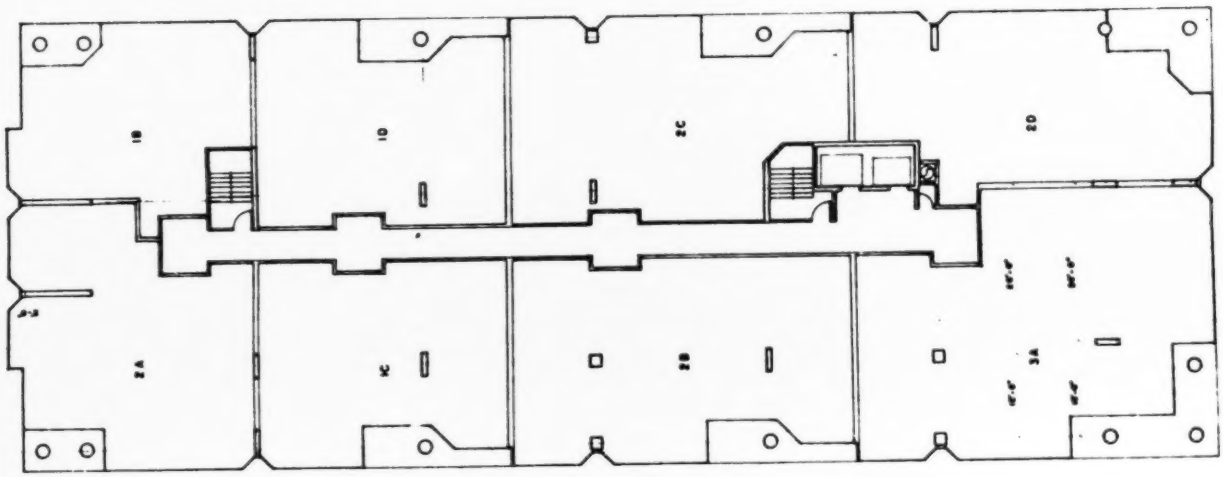

SEVENTH FLOOR PLAN

APPLICANT'S PROPOSAL

APPLICATION No. 34082

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER

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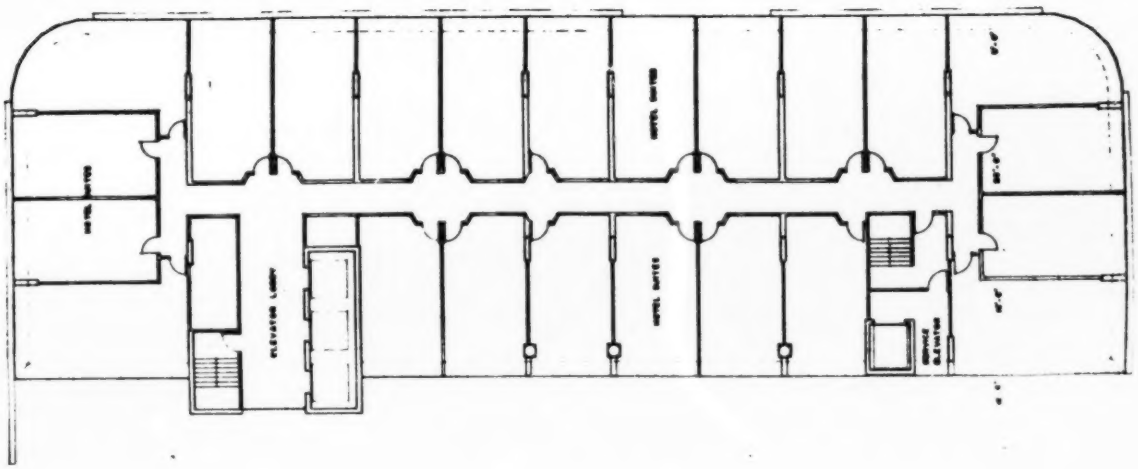
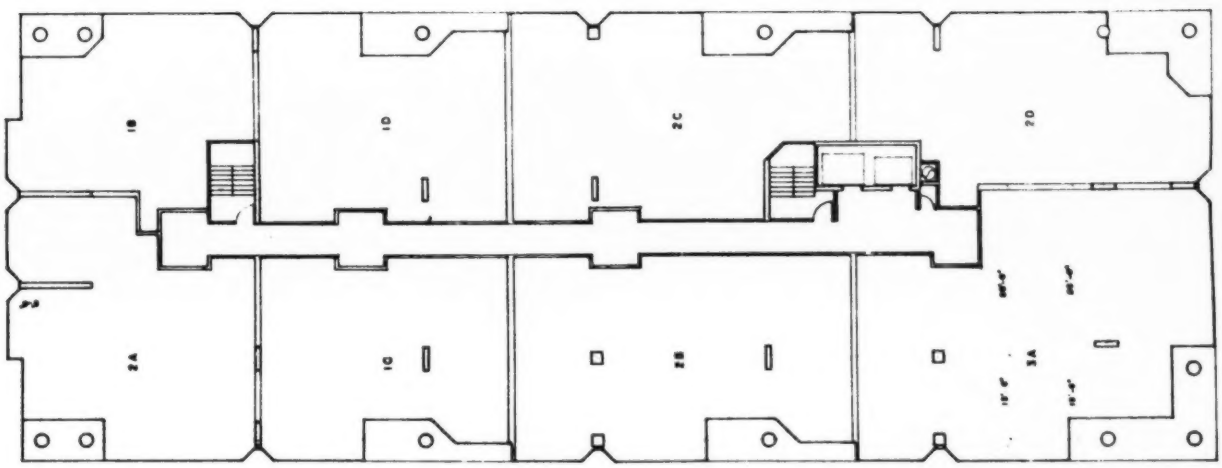
(REDUCED DRWG.)





EIGHTH FLOOR PLAN

APPLICANT'S PROPOSAL

APPLICATION No. 34082

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G McLAUGHLIN, COMMISSIONER

(REDUCED DRWG.)

ZONING AND OFFICIAL PLAN DIVISION

JULY 1984

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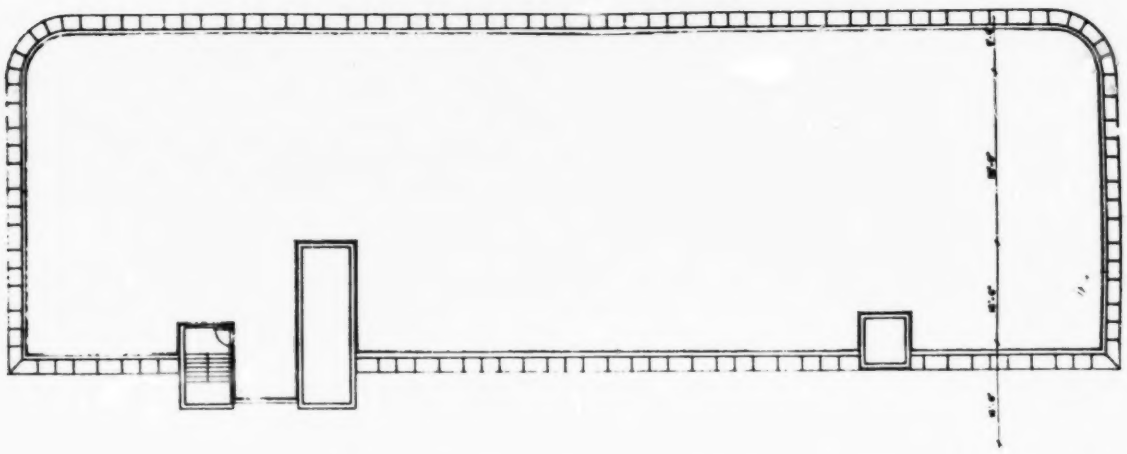

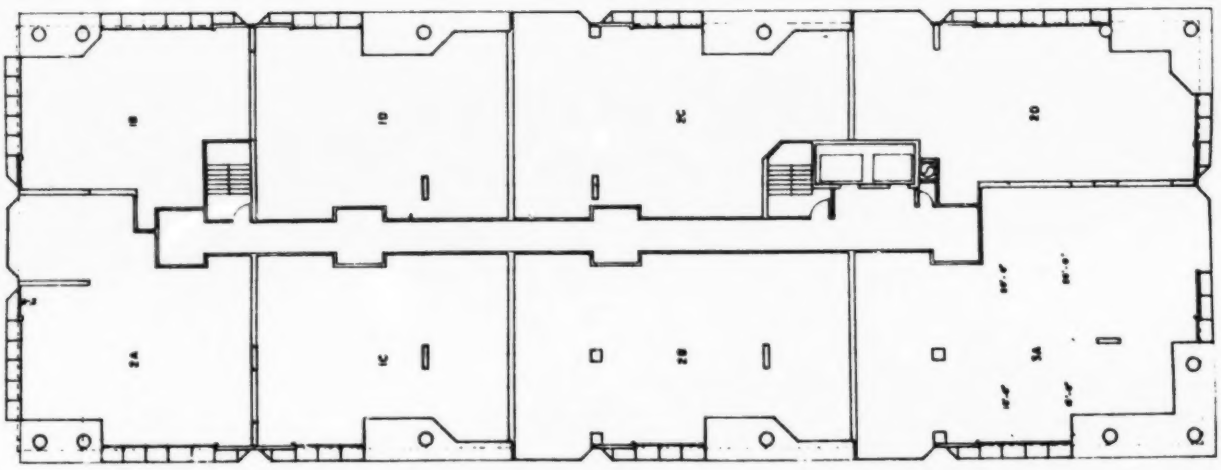

NINTH FLOOR PLAN

APPLICANT'S PROPOSAL

APPLICATION No. 34082

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER

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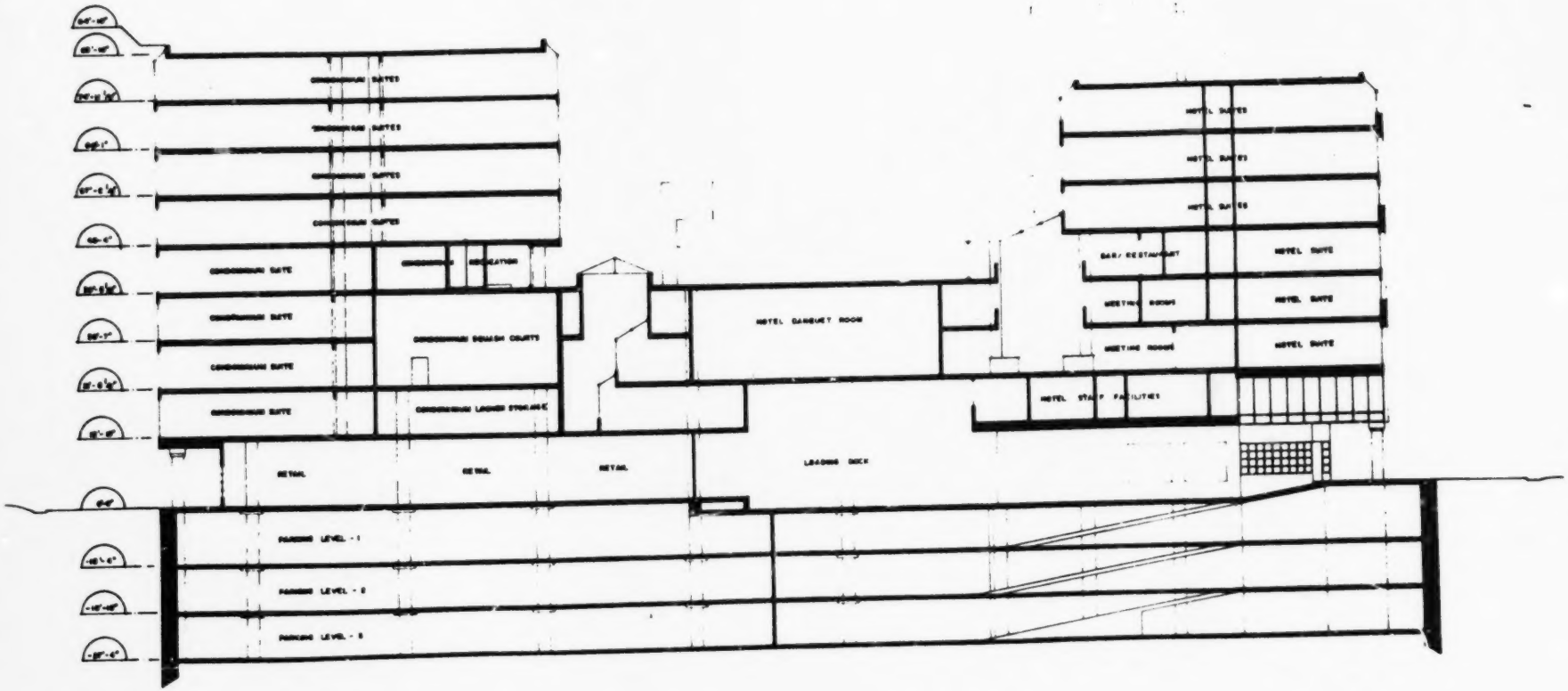
REDUCED DRWG



EAST - WEST SECTION

APPLICANT'S PROPOSAL

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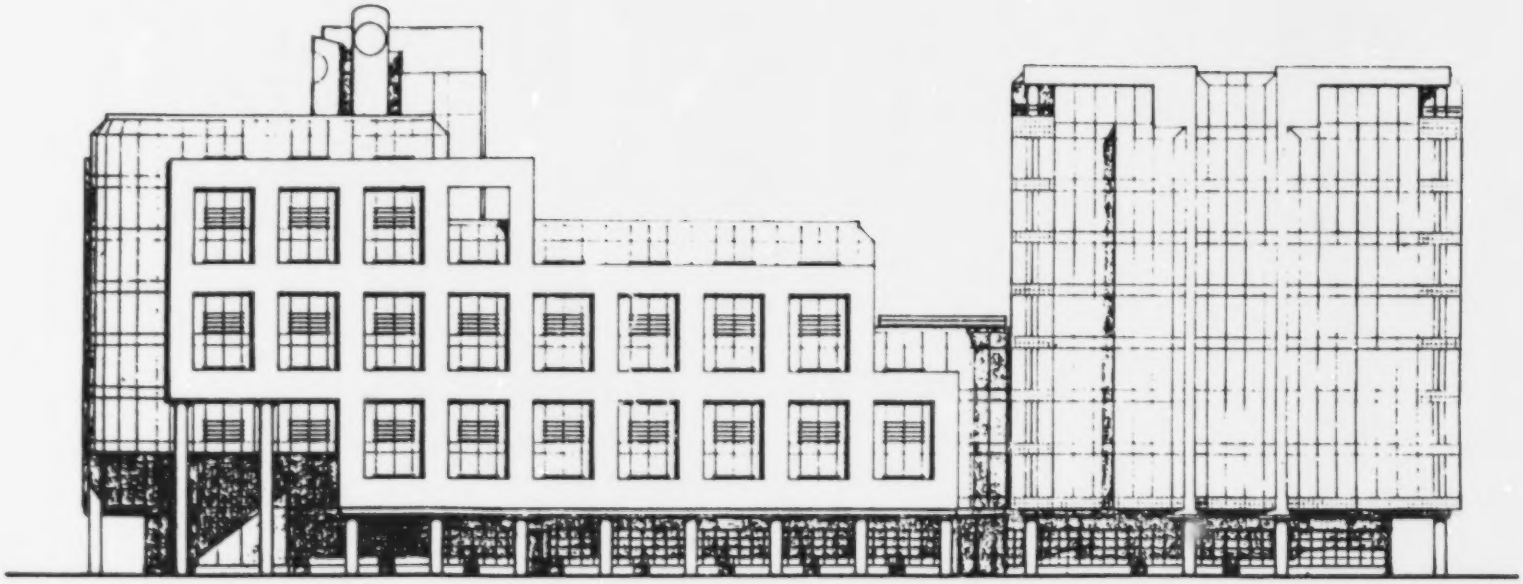
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER

(REDUCED DRWG.)

ZONING AND OFFICIAL PLAN DIVISION

JULY 1984



NORTH ELEVATION

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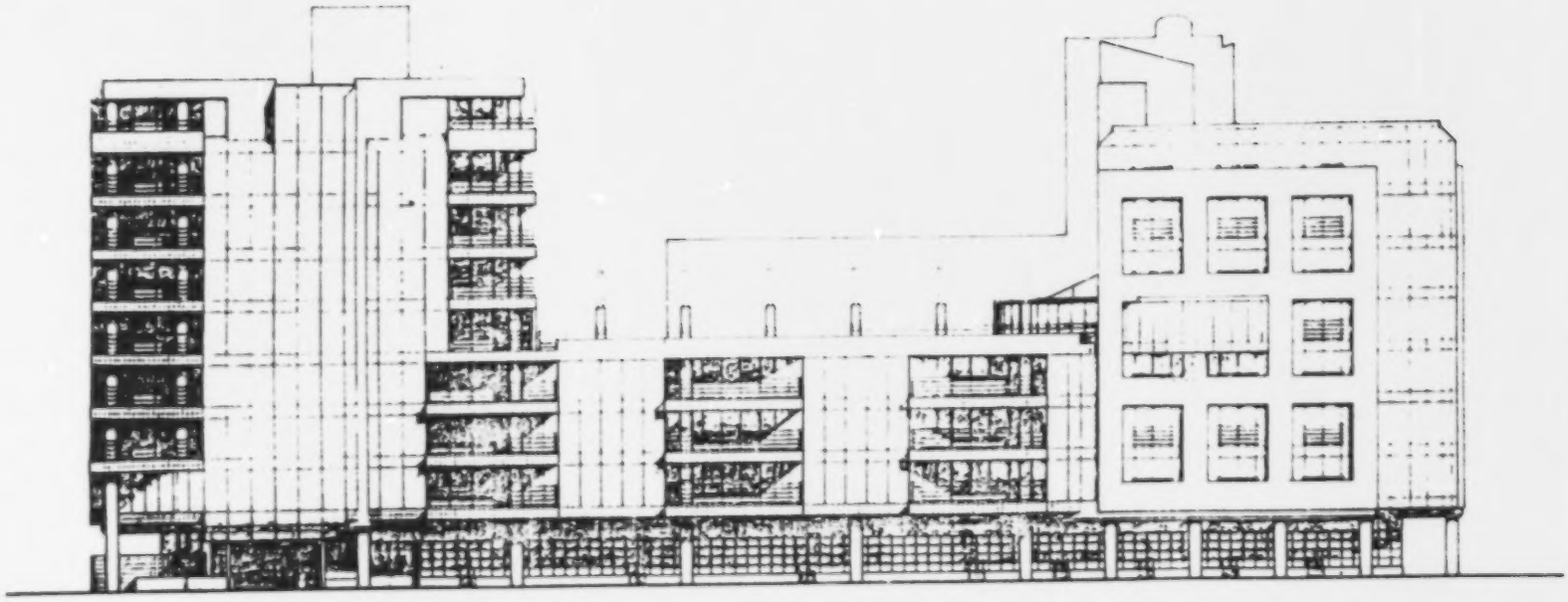

SOUTH ELEVATION

APPLICANT'S PROPOSAL

APPLICATION No. 34082

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EAST ELEVATION

APPLICANT'S PROPOSAL

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STEPHEN G. McLAUGHLIN, COMMISSIONER

(REDUCED DRWG.)

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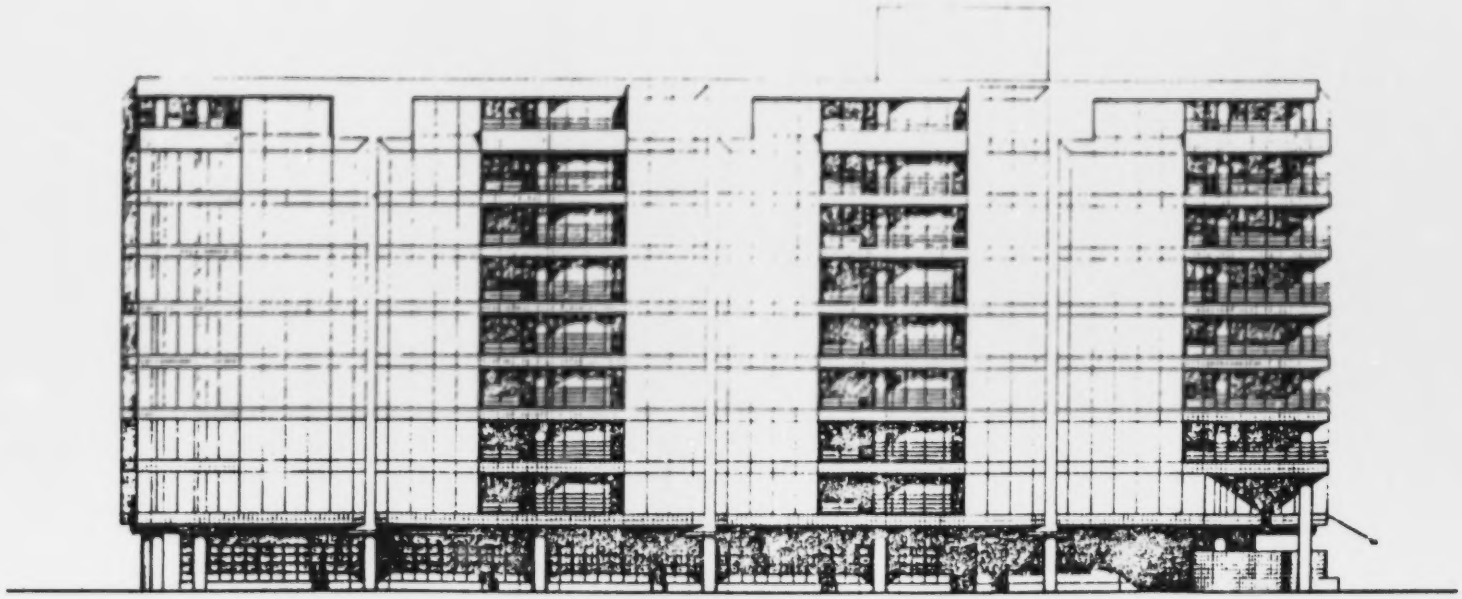

WEST ELEVATION

APPLICANT'S PROPOSAL

APPLICATION No. 34082

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
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(REDUCED DRWG.)

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